

## Existing Housing Units Affordable to Low Income Households

OUTCOME: PROMOTE EQUITABLE DISTRIBUTION OF AFFORDABLE LOW-INCOME HOUSING

## Countywide Planning Policy Rationale

"Each jurisdiction shall specify the range and amount of housing affordable to low and moderate-income households to be accommodated in its comprehensive plan [and]... shall plan for a number of housing units affordable to households with incomes between 50 and 80 percent of the County median household income that is equal to 17% of its projected net household growth each jurisdiction shall plan for a number of housing units affordable to households with incomes below 50% of median income that is either 20 percent or 24 percent of its projected net household growth...(AH-2) "All jurisdictions shall... determine annually the total number of new and redeveloped units receiving permits and units constructed, housing types, developed densities and remaining capacity for residential growth. Housing prices and rents also should be reported, based on affordability to four income categories: zero to 50 percent of median income, 50 to 80 percent...80 to 120%...and above 120 percent." (AH-5) ) "[The GMPC]...shall review local performance in meeting low and moderate income housing needs. The basis...shall be a jurisdiction's participation in Countywide or subregional efforts to address existing housing needs and actual development of the target percentage of low and moderate-income housing units as adopted in its comprehensive plan. (AH-6)

**Single Family Sales.** In King County, just 10% of all single family homes sold in 2005 were affordable to the median income household. Nearly half of these homes were purchased in South King County, while just 3% were found in East King County.

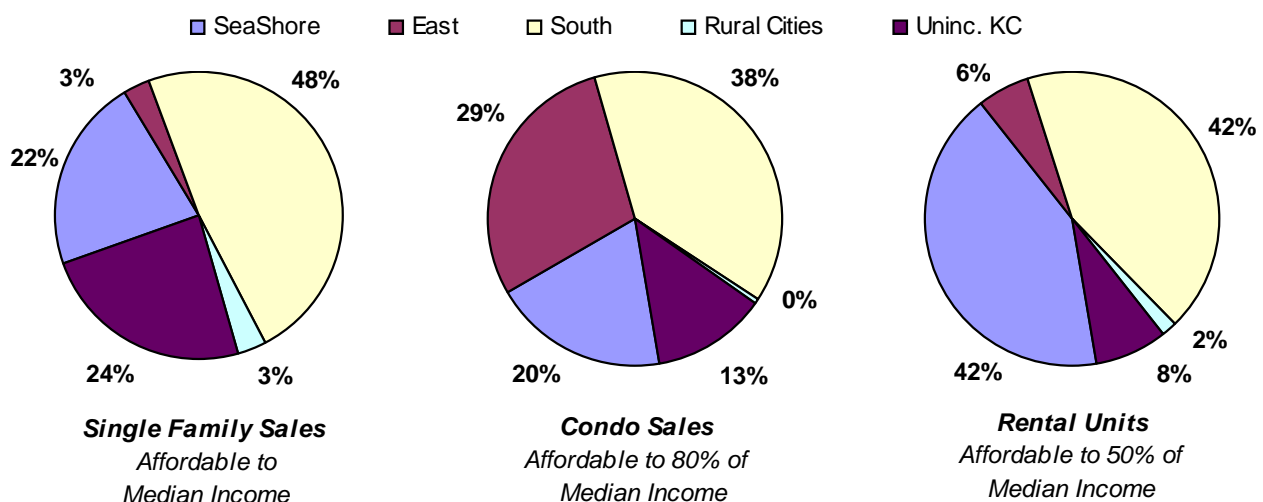
**Condo Sales.** For lower income households interested in homeownership, condominiums provide more affordable housing opportunities. Over a third of all condo sales in 2005 were affordable to households at 80% of median income in 2005, and such units were relatively evenly distributed among King County's sub-areas. However, condo ownership is less viable for households earning 50% of median income; less than 7% of all condos sold in King County were affordable to that income category in 2005.

**Rental Units.** Alternatively, more than nine out of ten rental units in King County were affordable to households earning 80% of median income, and nearly half of all rental units were affordable to households earning 50% of median income. Of all rental units affordable to this latter income group, nearly 85% were split evenly between South King County and the SeaShore sub-area; only 6% were located in East King County.

Of all rental units in the SeaShore sub-area, nearly 40% were considered affordable to households earning 50% of median income. In East King County, less than 15% of all rental units were affordable to such households. The highest rate of rental affordability for households earning 50% of median income is in South King County, where nearly 80% of all rental units were affordable.

Figure 29.1

## Distribution of Housing Stock in King County for Different Income Groups



## December 2006 Affordable Housing

Figure 29.2

Percent of King County Housing Affordable to Moderate- and Low-Income Households (2005)									
	Single Family Sales			Condo/Townhome Sales			Rental Units		
	Total	Percent Affordable by Income Category		Total	Percent Affordable by Income Category		Est. Total	Percent Affordable by Income Category	
	#	<80%	<50%	#	<80%	<50%	#	<80%	<50%
Lake Forest Park	225	1.8%	0.0%	21	38.1%	0.0%	1,020	98.4%	76.0%
Seattle	11,199	2.8%	0.5%	4,123	15.0%	0.5%	148,945	88.6%	37.7%
Shoreline	1,009	2.5%	0.3%	299	62.9%	1.7%	6,909	99.9%	66.7%
<b>SEA-SHORE</b>	<b>12,433</b>	<b>2.7%</b>	<b>0.4%</b>	<b>4,443</b>	<b>18.3%</b>	<b>0.6%</b>	<b>156,874</b>	<b>89.2%</b>	<b>39.3%</b>
Beaux Arts*	9	0.0%	0.0%	0	N/A	N/A	5	0.0%	0.0%
Bellevue	1,987	0.8%	0.2%	1,269	28.3%	5.8%	20,215	92.1%	23.3%
Bothell	234	4.7%	0.4%	106	45.3%	5.7%	2,372	99.9%	24.4%
Clyde Hill*	101	0.0%	0.0%	0	N/A	N/A	44	0.0%	0.0%
Hunts Point*	22	0.0%	0.0%	0	N/A	N/A	27	0.0%	0.0%
Issaquah	926	0.1%	0.0%	567	24.7%	0.0%	3,929	85.3%	3.9%
Kenmore	492	1.6%	0.2%	101	16.8%	6.9%	2,374	99.3%	46.3%
Kirkland	968	0.8%	0.1%	991	31.5%	5.3%	10,097	77.5%	9.5%
Medina*	88	2.3%	0.0%	0	N/A	N/A	98	25.0%	0.0%
Mercer Island	444	0.0%	0.0%	83	14.5%	0.0%	1,768	89.5%	5.4%
Newcastle	283	0.4%	0.0%	101	38.6%	1.0%	870	98.4%	5.1%
Redmond	907	1.2%	0.3%	488	39.8%	9.0%	10,120	91.9%	2.4%
Sammamish	1,488	0.5%	0.1%	213	7.0%	0.5%	1,389	77.6%	0.0%
Woodinville	274	1.8%	0.7%	106	57.5%	9.4%	1,118	99.1%	16.7%
Yarrow Point*	34	0.0%	0.0%	0	N/A	N/A	18	0.0%	0.0%
<b>EAST</b>	<b>8,257</b>	<b>0.8%</b>	<b>0.1%</b>	<b>4,025</b>	<b>29.7%</b>	<b>4.8%</b>	<b>54,444</b>	<b>89.8%</b>	<b>14.5%</b>
Auburn	705	13.0%	0.9%	169	84.6%	27.8%	8,526	99.9%	83.9%
Black Diamond*	99	7.1%	0.0%	8	25.0%	0.0%	168	83.4%	66.7%
Burien	524	6.9%	1.0%	59	91.5%	23.7%	6,043	99.9%	81.4%
Covington	682	7.2%	0.4%	3	0.0%	0.0%	536	99.1%	0.0%
DesMoines	536	4.9%	0.9%	169	68.0%	20.1%	4,632	99.8%	83.5%
Federal Way	1,728	5.4%	0.4%	504	85.7%	25.8%	15,227	99.9%	85.2%
Kent	1,416	4.6%	0.4%	650	54.8%	13.1%	18,268	99.9%	84.8%
Maple Valley	916	2.3%	0.1%	13	0.0%	0.0%	790	99.4%	0.0%
Milton (KC part)*	27	3.7%	3.7%	0	N/A	N/A	133	99.3%	75.3%
Normandy Park	112	0.9%	0.0%	6	33.3%	0.0%	597	98.9%	97.8%
Pacific	147	12.9%	2.0%	0	N/A	N/A	1,013	99.8%	98.8%
Renton	1,518	3.1%	0.5%	637	58.4%	11.5%	13,450	96.2%	57.0%
SeaTac	439	9.1%	1.1%	76	65.8%	23.7%	4,739	99.8%	86.2%
Tukwila	274	11.7%	1.8%	88	89.8%	42.0%	4,548	99.9%	87.2%
Algona*	63	19.0%	0.0%	4	75.0%	0.0%	178	100.0%	0.0%
<b>SOUTH</b>	<b>9,186</b>	<b>5.9%</b>	<b>0.6%</b>	<b>2,386</b>	<b>67.4%</b>	<b>18.4%</b>	<b>78,848</b>	<b>99.2%</b>	<b>78.9%</b>
Carnation*	38	7.9%	0.0%	0	N/A	N/A	141	91.9%	47.1%
Duvall*	233	0.0%	0.0%	28	10.7%	0.0%	221	100.0%	73.3%
Enumclaw	253	9.9%	0.0%	21	66.7%	9.5%	1,622	100.0%	98.6%
North Bend	102	2.9%	2.0%	12	0.0%	0.0%	811	89.7%	10.2%
Skykomish*	4	75.0%	25.0%	0	N/A	N/A	36	91.9%	47.1%
Snoqualmie*	517	1.0%	0.0%	54	3.7%	3.7%	1,009	82.9%	62.9%
<b>RURAL CITIES</b>	<b>1,147</b>	<b>3.4%</b>	<b>0.3%</b>	<b>115</b>	<b>16.5%</b>	<b>3.5%</b>	<b>3,840</b>	<b>94.4%</b>	<b>56.9%</b>
<b>UNINC. KC</b>	<b>8,605</b>	<b>3.9%</b>	<b>0.4%</b>	<b>1,111</b>	<b>47.3%</b>	<b>13.1%</b>	<b>28,857</b>	<b>96.0%</b>	<b>39.4%</b>
<b>KC TOTAL</b>	<b>39,628</b>	<b>3.4%</b>	<b>0.4%</b>	<b>12,080</b>	<b>34.5%</b>	<b>6.7%</b>	<b>322,862</b>	<b>93.2%</b>	<b>46.4%</b>

\*View rental data with caution due to small sample size